

**New Castle City Board of Adjustment Hearing**  
**June 2, 2014 – 6:30 p.m.**  
**City of New Castle's Town Hall**  
**2<sup>nd</sup> and Delaware Streets**

Present: Donald A. Reese, Mayor  
Daniel R. Losco, City Solicitor  
David J. Athey, City Engineer

City Personnel: Jeff Bergstrom, City Code Official

The meeting was called to order at 6:30 p.m. Mayor Reese presided.

Mr. Losco read the Notice of Public Hearing that states, "An application has been filed by John DiMondi Enterprises, P.O. Box 72, New Castle, DE 19720 for a property located at 300 West Seventh Street, New Castle, Delaware, parcel number 21-014.00-396, seeking a special exception to permit the expansion of an existing self-service storage facility use in the Downtown Gateway (DG) zoning district.

For the purpose of considering this application, the Board of Adjustment will hold a Public Hearing on Monday, June 2, 2014, at 6:30 p.m. in Old Town Hall, 2<sup>nd</sup> Floor, located at 2<sup>nd</sup> and Delaware Streets, New Castle, Delaware."

An affidavit of publication was published in the *News Journal*. Mr. Bergstrom testified the property has been properly posted.

Mr. DiMondi, the applicant, submitted an application and plot plan for six additional units to be situated behind the home that faces Seventh Street. The proposed storage units will be permanent structures and will be 10' X 20'. A professional engineer confirmed the units will be built on a concrete slab above the 100-year flood plain. An existing 6' high wooden fence along the rear property line satisfies the screening requirement required by the DG zoning code. There is a 9.6' area that is unshielded.

Mr. DiMondi further testified he has been operating the existing self-storage facility without interruption since before the property was rezoned DG. Mr. Losco inquired about other fencing or screening options of the proposed structure as prescribed by the Code. Mr. DiMondi said the proposed structure is paved concrete making a new fence or in-ground shrubbery difficult and expensive. Mr. DiMondi is agreeable to using large containers and evergreen plants that provide year round screening to shield the 9.6' area that is exposed to the public right-of-way.

No one was present to speak for or against the application.

The Board entered into deliberations.

**Mr. Losco made a motion that the special exception application be approved on the condition that the applicant erect either a 6 foot high wood, vinyl or iron fence along the 9.6' area that is exposed to Seventh Street or use plantings (large pots or in ground) as long as they are at least four feet tall, including the height of any pots, and an adequate number be planted to break up the visual impact. Plantings must be evergreen. Mayor Reese seconded the motion.**

**Mr. Athey agreed with the rationale presented. Motion approved.**

The hearing was adjourned at 6:50 p.m.

Respectfully submitted,

Debbie Turner  
Stenographer